

Manor Court Lodge, E18

PAUL BERG
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£165,000
Leasehold

Comfortable Ground Floor Retirement Apartment – Exclusively for Over 60s

Welcome to Manor Court Lodge, a friendly and secure retirement community designed for comfort and peace of mind. This well-presented ground floor, one-bedroom apartment is perfect for those seeking independent living with the reassurance of support when needed.

Inside, you'll find a good-sized double bedroom, a bright lounge/diner, and a fitted kitchen. The apartment is well maintained and includes a walk-in shower room that is practical and easy to use.

Enjoy the benefits of a gated, warden-assisted development with a 24-hour emergency call system, ensuring help is always at hand. Manor Court Lodge offers fantastic communal facilities, including a residents' lounge, laundry room, and a guest suite for visiting family or friends.

With convenient lift access to every floor and a friendly, welcoming community, this apartment provides an ideal combination of independence, safety, and opportunities to connect with others for those over 60.

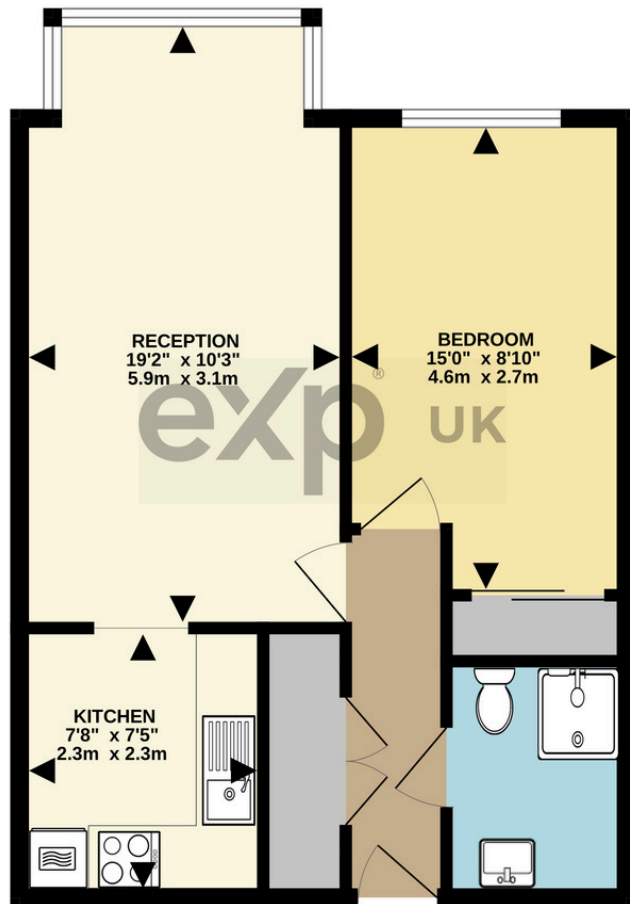
Ready to make the most of your retirement? Enquire today to arrange a viewing or request more details!



Tel: 07951 529 224

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TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leasehold: 61 years

Service Charge: £4,000.00

Ground Rent: £273.00

Council Tax: Band E £2,676.26 per annum

Local Authority:

London Borough of Redbridge

Website: paulberg.exp.uk.com

Email: paul.berg@exp.uk.com

